



Flat - Penthouse

**96 AQUA,
LIFEBOAT QUAY,
POOLE, DORSET,
BH15 1LS**

PCM

£1,850

FEATURES

- 9th Floor Penthouse
- Spectacular Views
- Spacious Throughout
- Lift Access
- Close to Poole Quay
- South West Facing Sun Terrace
- Two Allocated Parking Spaces
- EPC D



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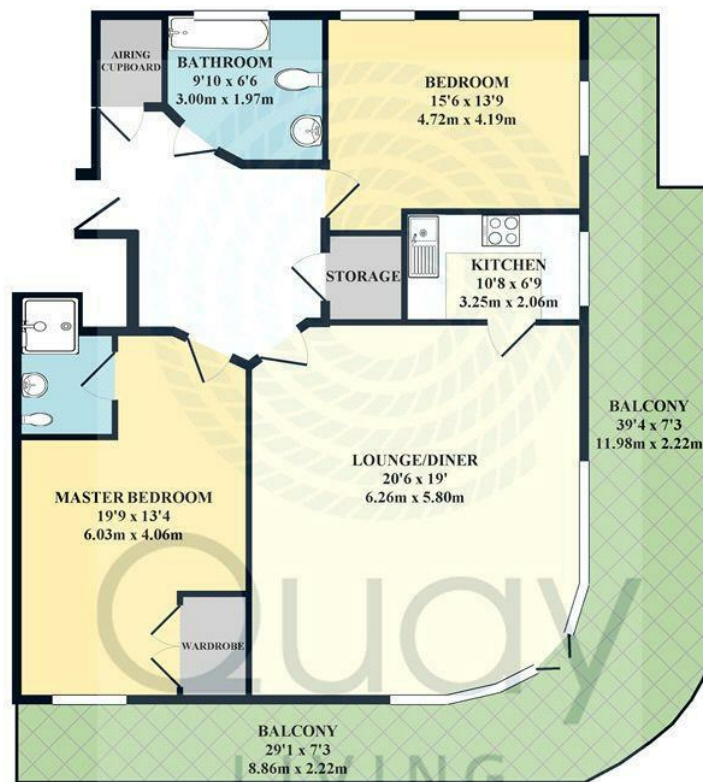
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2 Bedroom Flat - Penthouse located in Poole

****PENTHOUSE APARTMENT WITH HARBOUR VIEWS**** Quay Living are delighted to offer this fantastic penthouse apartment situated on the 9th floor of the contemporary Aqua Development, located only minutes away from Poole Town and Poole Quay with all its amenities.

The accommodation comprises a spacious and open plan lounge/diner with floor to ceiling windows to allow plenty of light and balcony doors leading onto a large wrap round sun terrace offering stunning views overlooking Hole's Bay & Cobb's Quay Marina and towards the Purbeck hills. Separate kitchen with modern integrated appliances including fridge/freezer, dishwasher, washer/dryer, oven, ceramic hob and extractor fan. Two good sized double bedrooms with the master bedroom benefiting from wardrobe space and an en-suite shower. Family bathroom with shower over bath. Further benefits include entrance hallway store cupboard, phone entry system, lift access, two secure undercover parking spaces and double glazing throughout.



TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Council Tax Band
F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
EU Directive 2002/91/EC		
England & Wales		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

